

LEGAL DESCRIPTION

The Rainbow Drive Parcel is located at 958 Rainbow Drive in Gadsden, Alabama , more particularly described in the public records of Etowah County as follows:

Commence at an existing concrete monument on the Easterly right-of-way line of Rainbow Drive (U.S. 411) at P.T. Station 16+35.78 of State Highway Project U-104(12) and run Southerly along the Easterly right-of-way line of Rainbow Drive a distance of 217.98 feet to an existing ½" rebar with cap stamped JBW&T INC. CA0046LS; thence deflect 96°15'26" left and run a distance of 572.67 feet to an existing ½" rebar with cap stamped JBW&T INC. CA0046LS; thence deflect 90° 04'07" left and run a distance of 50.08 feet to an existing ½" rebar; thence deflect 90°03'20" right and run a distance of 206.45 feet to a point on the 511.0 contour of the H. Neely Henry Reservoir which is the point of beginning. From said point of beginning deflect 180°00'00" right and run a distance of 206.45 feet; thence deflect 90°03'20" left and run a distance of 149.96 to a point in concrete; thence deflect 90°00'51" left and run a distance of 193.50 feet to a point on the 511.0 contour; thence deflect left and run Northerly along the 511.0 contour of the H. Neely Henry Reservoir a distance of 150 feet, more or less, to the point of beginning; said parcel of land being a portion of the SE ¼ of the SE ¼, Section 9, and a portion of Fraction "C" of Section 10, lying and being in T-12-S, R-6-E, being situated West of the Coosa River, Gadsden, Etowah County, Alabama, and containing 0.69 acre, more or less.

There is also conveyed with the above described parcel an access easement for ingress and egress over a 50 foot strip as follows:

Commence at an existing concrete monument on the Easterly right-of-way line of Rainbow Drive (U.S. 411) at P.T. Station 16+35.78 of State Highway Project U-104(12) and run Southerly along the Easterly right-of-way line of Rainbow Drive a distance of 217.98 feet to an existing ½" rebar with cap stamped JBW&T INC. CA0046LS; thence deflect 96°15'26" left and run a distance of 572.67 feet to an existing ½" rebar with cap stamped JBW&T INC. CA0046LS; thence deflect 89°55'53" right and run a distance of 25.00 feet to the point of beginning of the centerline of the said easement, being 50.00 feet in width and lying 25.00 feet each side of such centerline. From said point of beginning deflect 90°07'45" right and run in a westerly direction a distance of 575 feet, more or less, to the eastern right of way line of Rainbow Drive, and the end of the access easement.

The River Road Parcel is located at 126 River Road in Gadsden, Alabama, more particularly described in the public records of Etowah County as follows :

Commence at the East right of way line of U.S. Highway 411 (Rainbow Drive) and the North line of Republic Steel Pump Station Easement which is recorded in Deed Book 6-H, page 252, and run Easterly along the North line of Republic Steel Easement a distance of 572.6 feet to the Republic Steel Pump station lot; thence deflect 89°56'40"

right and run a distance of 100.0 feet; thence deflect $89^{\circ}56'40''$ left and run along the South line of the Republic Steel Pump Station lot a distance of 193.5 feet to the 511.0 contour of the H. Neely Henry reservoir which is the point of beginning. From said point of beginning deflect $180^{\circ}00'$ left and run Westerly along the South line of said pump station lot a distance of 193.5 feet; thence deflect $89^{\circ}56'40''$ right and run a distance of 50.0 feet; thence deflect $89^{\circ}56'40''$ left and run Westerly along the South line of the Republic Steel Pump Station Easement a distance of 91.4 feet; thence deflect $84^{\circ}20'30''$ left and run a distance of 96.77 feet to a point on the 511.0 contour of the H. Neely Reservoir; thence deflect $81^{\circ}56'$ left and run Southeasterly along said 511.0 contour a distance of 64.86 feet; thence deflect right and run Southerly, Easterly, Southeasterly, Easterly and Northerly along the meander line of said 511.0 contour a distance of 1095.0 feet, more or less, to the point of beginning. Said parcel of land being a portion of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, T-12-S, R-6-E and a portion of the SW $\frac{1}{4}$ lying West of the Coosa River, sometimes referred to as Fraction "C" in Section 10, T-12-S, R-6-E, lying and being in Gadsden, Etowah County, Alabama, being subject to Easement rights of Alabama Power Company and Southern Natural Gas Corporation for existing transmission lines across said property.